



Estate Agents
Hurst

64 Eaton Avenue, High Wycombe, Buckinghamshire, HP12 3BS
£430,000

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A bright and spacious four bedroom REAR EXTENDED semi detached family home offered to the market in good condition throughout. The property is located on the west side of High Wycombe within close proximity to the town centre, junction 4 of the M40 and two of the towns most highly regarded grammar schools; Wycombe High & John Hampden. The accommodation comprises; entrance hall, living room, spacious kitchen/diner, office/bedroom four, guest cloakroom/shower room, three good size bedrooms and family bathroom. The property further benefits: level rear garden, DETACHED GARDEN ROOM/ home office with power & lighting, driveway parking, gas central heating and UPVC double glazing.

**FOUR BEDROOMS
REAR EXTENDED
DETACHED GARDEN ROOM/HOME OFFICE
GUEST CLOAKROOM/SHOWER ROOM
DRIVEWAY PARKING
LEVEL REAR GARDEN
GAS CENTRAL HEATING
OPEN PLAN KITCHEN/DINER
CLOSE TO TOWN CENTRE
CLOSE TO AMENITIES**

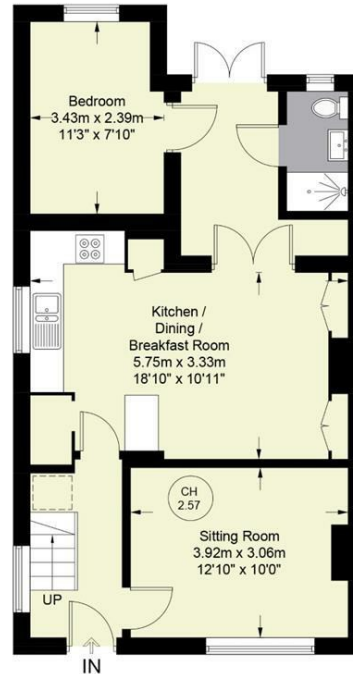






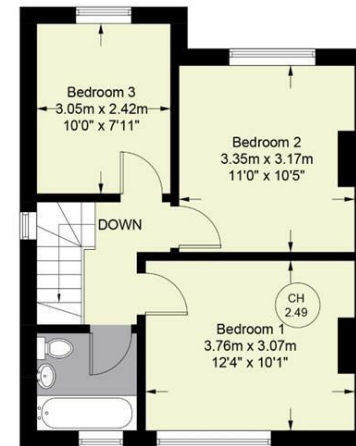
Eaton Avenue

Approximate Gross Internal Area
Ground Floor = 634 sq ft / 58.9 sq m
First Floor = 421 sq ft / 39.1 sq m
Home Office = 136 sq ft / 12.6 sq m
Total = 1191 sq ft / 110.6 sq m

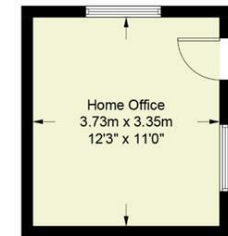


GROUND FLOOR

CH 2.56 = Ceiling Height
= Reduced headroom below 1.5m / 5'0"



FIRST FLOOR



(Not Shown In Actual
Location / Orientation)

Floor Plan produced for Hursts by Media Arcade ©

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

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